

COUNCIL OF THE CITY OF PHILADELPHIA
COMMITTEE ON PUBLIC PROPERTY AND
PUBLIC WORKS

Room 400, City Hall
Philadelphia, Pennsylvania
Monday, April 30 2018
10:25 a.m.

PRESENT:

COUNCILMAN BOBBY HENON, CHAIR
COUNCIL PRESIDENT DARRELL L. CLARKE
COUNCILMAN ALLAN DOMB
COUNCILMAN WILLIAM K. GREENLEE
COUNCILMAN CURTIS JONES, JR.

BILLS 171084, 180011, 180103, 180104, 180105,
180106, 180177, 180237, 180239, and 180350

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1 4/30/18 - PUBLIC PROPERTY - BILL 171084, ETC.

2 COUNCILMAN HENON: Good
3 morning. We will now start the Committee
4 of Public Property and Public Works.

5 For the record, I want to
6 establish we have a quorum. To my left,
7 we have Council President Clarke,
8 Councilman Greenlee, Councilman Domb.

9 Clerk, would you please read
10 the titles of the bills.

11 THE CLERK: Bill No. 180011, an
12 ordinance amending Chapter 16-200 of The
13 Philadelphia Code, entitled "Sales,
14 Leases and Other Grants of City-Owned
15 Buildings and Facilities," by requiring
16 appraisals as a condition of approval of
17 certain acquisitions and dispositions of
18 real estate, all under certain terms and
19 conditions.

20 Bill No. 180177, an ordinance
21 authorizing the Commissioner of Public
22 Property, on behalf of the City, to enter
23 into a lease agreement with Roxborough
24 Development Corporation, for the use by
25 the Corporation of all or a portion of

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2 the premises located at 463-65
3 Leverington Avenue, under certain terms
4 and conditions.

5 Bill No. 180350, an ordinance
6 authorizing the Commissioner of Public
7 Property, on behalf of the City of
8 Philadelphia, to acquire fee simple title
9 or a lesser real estate interest to all
10 or a portion of a parcel or parcels of
11 land located in and about the area
12 bounded by Castor Avenue, Loretto Avenue,
13 Elgin Avenue, and Bleigh Avenue, all
14 under certain terms and conditions.

15 Bill No. 171084, an ordinance
16 authorizing the Commissioner of Public
17 Property, on behalf of the City of
18 Philadelphia, to acquire fee simple title
19 or a lesser real estate interest to all
20 or a portion of a parcel or parcels of
21 land located in and about the area
22 bounded by North Broad Street, Noble
23 Street, 13th Street, and the building
24 known as 401 North Broad Street, all
25 under certain terms and conditions.

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2 Bill No. 180103, an ordinance
3 authorizing the Commissioner of Public
4 Property, on behalf of the City, to enter
5 into a lease agreement with Peter Roberts
6 Enterprises, for use by the City of all
7 or a portion of the premises located at
8 2504-12 Snyder Avenue; and

9 Bill No. 180104, an ordinance
10 authorizing the Commissioner of Public
11 Property to convey, to the Philadelphia
12 Authority for Industrial Development,
13 certain parcels of land situate at 130
14 West Westmoreland Street, with any
15 improvements thereon, for further
16 conveyance.

17 Bill No. 180105, an ordinance
18 authorizing the Commissioner of Public
19 Property to convey, to the Philadelphia
20 Authority for Industrial Development,
21 certain parcels of land situate at 3300
22 North Front Street, with any improvements
23 thereon, for further conveyance.

24 Bill No. 180106, an ordinance
25 authorizing the Commissioner of Public

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2 Property, on behalf of the City, to enter
3 into a lease agreement with Spring Del
4 Associates, LP, for use by the City of
5 all or a portion of the premises located
6 at 520 North Delaware Avenue.

7 Bill No. 180237, an ordinance
8 authorizing the Commissioner of Public
9 Property, on behalf of the City, to
10 acquire fee simple title or a lesser
11 interest such as an easement, by
12 purchase, condemnation or otherwise, in
13 parcels of land along the Delaware River
14 and the Kensington & Tacony Trail, and
15 authorizing an agreement between the City
16 and the Philadelphia Redevelopment
17 Authority for the PRA to act as the
18 City's condemnation agent.

19 Bill No. 180239, an ordinance
20 authorizing the Commissioner of Public
21 Property, on behalf of the City of
22 Philadelphia, to acquire fee simple title
23 or a lesser real estate interest to all
24 or a portion of a parcel or parcels of
25 land located in and about the area

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2 bounded by Norwitch Drive, 67th Street,
3 Essington Avenue and 70th Street.

4 Those are all the bills before
5 the Committee.

6 COUNCILMAN HENON: Thank you.
7 Hint, hint. Thank you.

8 For the record, Bill No. 180103
9 will be held in committee today on behalf
10 of the sponsor.

11 Is there anyone from the
12 Administration that wishes to speak on
13 Bill No. 180237?

14 Will you please approach.
15 State your name for the record and you
16 may begin with your testimony.

17 (Witness approached witness
18 table.)

19 MR. ARMSTRONG: Good morning,
20 Chairman Henon, Committee members. My
21 name is Robert Armstrong and I'm the
22 Preservation and Capital Projects Manager
23 with the Department of Parks and
24 Recreation. I appear before you today on
25 behalf of the Department concerning

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2 Council Bill No. 180237.

3 This bill allows the City of
4 Philadelphia to acquire right-of-way
5 along the former Kensington & Tacony
6 (K&T) Railroad and land along the
7 Delaware River to construct the K&T
8 Trail, Phase 2, which will be used for
9 recreation and transportation purposes.
10 Upon completion of construction, the
11 trail will be operated and maintained by
12 Philadelphia Parks and Recreation, along
13 with its non-profit partner, the
14 Riverfront North Partnership. The trail
15 is between Magee Avenue and Princeton
16 Street along the Delaware River. The
17 trail connects to the K&T Trail, Phase 1,
18 opened in 2017 and the Tacony Holmesburg
19 Trail, which is in design. The trail is
20 part of the larger regional Circuit Trail
21 system and the national East Coast
22 Greenway.

23 This legislation also
24 authorizes a Cooperation Agreement
25 between the City and the Philadelphia

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2 Redevelopment Authority, PRA, wherein the
3 City will designate PRA as the City's
4 agent to perform the activities necessary
5 to allow the City to acquire the
6 necessary real property interests for the
7 acquisition.

8 I am requesting a suspension of
9 the rules so as to allow for the first
10 reading at the next session of Council.

11 Thank you, and I'll be glad to
12 answer any questions you have.

13 COUNCILMAN HENON: Thank you
14 for your testimony.

15 Just real quick, if you could
16 explain how -- this is a part of a bigger
17 picture -- how it connects different
18 parts of the trail for the bigger use of
19 the open space of the general public for
20 our trails and our public spaces.

21 MR. ARMSTRONG: Correct. We're
22 trying to construct the East Coast
23 Greenway from the Bucks County border the
24 whole way down to Spring Garden Street,
25 across Spring Garden Street connecting to

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2 the Schuylkill River Trail and getting
3 the whole way down to John Heinz to have
4 the East Coast Greenway go through the
5 City of Philadelphia. On just this
6 section, we are completing projects along
7 this corridor along the North Delaware,
8 which include the Baxter Trail, the
9 Pennypack on the Delaware, which is
10 completed, the Tacony Holmesburg Trail,
11 which connects to this, this trail, which
12 connects to the K&T 1, which was opened
13 last year, which then connects out to
14 Tacony Street and eventually will connect
15 down to Delaware Avenue extension and
16 then down to the Port Richmond Trail. So
17 there's all East Coast Greenway along the
18 North Delaware --

19 COUNCILMAN HENON: My office
20 has been working with the Department as
21 well as Riverfront North, and we're
22 excited about it, and this piece really
23 does -- it's a vital connector.

24 MR. ARMSTRONG: Correct.

25 COUNCILMAN HENON: Can you just

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2 for the record just let everybody know
3 that the Northern Delaware River Trail is
4 surpassing expectations from the Southern
5 Philadelphia Trail systems. So we got a
6 little challenge with Councilman Squilla
7 and myself. So we're making it happen in
8 the north.

9 You don't have to answer that.

10 Is there anyone else with the
11 Administration that wants to speak on
12 this bill, Bill No. 180237?

13 (No response.)

14 COUNCILMAN HENON: Anybody on
15 the Committee like to speak?

16 The Chair recognizes Councilman
17 Domb.

18 COUNCILMAN DOMB: Thank you,
19 Mr. Chairman.

20 This is a great thing. I just
21 have a question right now just so I
22 understand. At this point in time, once
23 you connect this piece, where would
24 somebody start the trail and where could
25 they finish at this point in time?

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2 MR. ARMSTRONG: Well, at this
3 point in time, the best thing to do would
4 be to go to the Frankford boat launch off
5 Tacony Street where Dietz and Watson is.
6 That's K&T 1. And then with this piece,
7 that will be K&T 2, and that will take
8 you to the Tacony boat launch. And then
9 it's going to take us sometime to get up
10 into the real industrial properties like
11 Waste Management and the like to get to
12 Pennypack on the Delaware to have a safe
13 off-road trail. It will take us a few
14 more years, but we're working on it
15 actively.

16 COUNCILMAN DOMB: And the goal
17 is to have it from Bucks County all the
18 way down to South Philadelphia basically?

19 MR. ARMSTRONG: All the way
20 down to Southwest Philadelphia to connect
21 across Spring Garden Street, would be the
22 connector across the north piece and the
23 south piece. You get over to Cobbs Creek
24 Park. We're building sections down there
25 to get to Heinz, so that there will be

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2 one trail that goes from the Poquessing
3 mouth, Glen Foerd essentially,
4 Torresdale, the whole way to Southwest
5 Philadelphia and the John Heinz National
6 Wildlife Refuge.

7 COUNCILMAN DOMB: This is for
8 walking and biking?

9 MR. ARMSTRONG: Correct.

10 COUNCILMAN DOMB: Is there
11 connectivity to the rail park on this
12 plan?

13 MR. ARMSTRONG: Not
14 necessarily, no.

15 COUNCILMAN DOMB: Okay. Thank
16 you.

17 Thank you very much,
18 Mr. Chairman.

19 COUNCILMAN HENON: Thank you,
20 Councilman.

21 Anyone here today in addition
22 to those who have testified and asked
23 questions that wish to speak on Bill No.
24 180237?

25 (No response.)

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2 COUNCILMAN HENON: That being
3 none, thank you for your testimony.

4 MR. ARMSTRONG: Thank you,
5 Councilman.

6 COUNCILMAN HENON: Is there
7 anyone from the Administration that
8 wishes to speak and testify on Bill No.
9 171084?

10 (Witnesses approached witness
11 table.)

12 COUNCILMAN HENON:
13 Commissioner, you may state your name for
14 the record and proceed with your
15 testimony. Thank you.

16 COMMISSIONER GREENWALD: Good
17 morning, Chairman Henon and members of
18 the Public Property and Public Works
19 Committee. My name is Bridget
20 Collins-Greenwald, Public Property
21 Commissioner, and I'm here to testify in
22 favor of Bill No. 171084 authorizing the
23 City to acquire fee simple interest in
24 real estate that comprises a small
25 portion of the Viaduct Park. This bill

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2 relates primarily to a triangular section
3 of the trail located at the southwest
4 corner of 13th and Noble Streets that
5 provides convenient access to the Viaduct
6 Park. The City has an agreement with
7 SEPTA to accept title to the Viaduct Park
8 upon completion, which includes mostly
9 fee simple title that has already been
10 authorized by City Council in Bill No.
11 150415. However, a small triangle of
12 land that constitutes the Viaduct Park at
13 the corner of 13th and Noble Streets is
14 not fee simple but rather an easement.
15 The fee simple title owner to that
16 triangle parcel is 401 North Broad
17 Street. Based on discussions with the
18 owner of 401 North Broad Street, both
19 parties concluded that transferring fee
20 simple title was in everyone's best
21 interests. This acquisition is for
22 nominal consideration.

23 I ask that you move Bill No.
24 171048 out of Committee with a favorable
25 recommendation and a suspension of the

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2 rules.

3 My colleagues in Planning and
4 Development are here and I am here to
5 answer any questions you may have.

6 COUNCILMAN HENON: Thank you
7 for your testimony.

8 The Chair recognizes Councilman
9 Domb for any questions.

10 COUNCILMAN DOMB: Thank you,
11 Mr. Chairman.

12 Is 401 North Broad Street the
13 seller of the Inquirer building?

14 COMMISSIONER GREENWALD: No, it
15 is not. It's across the street.

16 COUNCILMAN DOMB: Across the
17 street?

18 COMMISSIONER GREENWALD: Yes.

19 COUNCILMAN DOMB: But there's
20 no cost here involved in this transfer?

21 COMMISSIONER GREENWALD: No,
22 there's no cost.

23 COUNCILMAN DOMB: I have no
24 further questions.

25 Thank you, Mr. Chairman.

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2 COUNCILMAN HENON: Is there
3 anyone else who wishes to testify on Bill
4 No. 171084?

5 (No response.)

6 COUNCILMAN HENON: That being
7 none, Commissioner and the Administration
8 wish to provide testimony on Bill No.
9 180011.

10 COMMISSIONER GREENWALD: Good
11 morning, Chairman Henon and other members
12 of the Committee on Public Property and
13 Public Works. My name is Bridget
14 Collins-Greenwald and I am the
15 Commissioner of the Department of Public
16 Property. I am here today to testify in
17 support of Bill No. 180011, an ordinance
18 to amend Chapter 16-200 of The
19 Philadelphia Code by requiring appraisals
20 as a condition of approval of certain
21 acquisitions and dispositions of real
22 estate, all under certain terms and
23 conditions.

24 The City is in agreement with
25 the bill sponsors, Councilman Domb and

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2 Councilman Henon, and the Department of
3 Public Property should -- that the
4 Department of Public Property should seek
5 an independent appraisal of all
6 acquisitions where the market value of
7 real estate, as assigned by the Office of
8 Property Assessment, is in excess of
9 \$200,000, with certain exceptions.

10 The Department of Public
11 Property supports this measure and,
12 accordingly, I respectfully ask that City
13 Council approve Bill No. 180011.

14 I am requesting a suspension of
15 the rules so as to allow for the first
16 reading at the next session of Council.

17 Thank you. I will be happy to
18 answer any questions you may have.

19 COUNCILMAN HENON: Thank you.

20 Commissioner, do we typically
21 appraise the majority of our properties
22 in the City of Philadelphia?

23 COMMISSIONER GREENWALD: Yes,
24 we do. When we are about to convey or
25 acquire property, we typically obtain two

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2 appraisals for highest and best use.

3 COUNCILMAN HENON: Okay. The
4 Chair recognizes Councilman Domb.

5 COUNCILMAN DOMB: Thank you,
6 Mr. Chairman.

7 I just have a few comments on
8 this, not too much. Because I want to
9 thank Chairman Henon for co-sponsoring
10 this legislation with me. And I just
11 want to make it clear this does not apply
12 to Sheriff Sales or eminent domain, but
13 it does require an appraisal prior to
14 Council approving the sale of any real
15 estate with a value in excess of
16 \$200,000. Public Property, I guess you
17 will request the appraisal when this
18 happens as best practices, and other
19 cities across the country do do this.

20 I also want to make sure that
21 this also applies when we're doing a
22 lease to buy or like -- we know we're
23 going to buy something, but we're doing a
24 lease for the seller's benefit in the
25 short term, it should apply there also.

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2 It should apply in almost every
3 transaction, because it gives you that
4 arm's length that a third party analyzes
5 the whole situation.

6 COMMISSIONER GREENWALD:

7 Agreed.

8 COUNCILMAN DOMB: I have a
9 separate notice I want to mention while I
10 have you here, though.

11 I drove by 46th and Market over
12 the weekend, the property that we want to
13 sell. Just a few suggestions. We should
14 clean up the property. We should cut the
15 grass. We should make it look nicer.

16 It's like that's the front lawn. When
17 buyers drive by, they see this trash and
18 weeds all over the place, and any time
19 you're trying to sell an asset, you want
20 it to look as nice as possible. And I
21 drove by because last week we talked
22 about the El stop there and I looked at
23 that El stop, which could use some help.
24 It's not great. But the property itself
25 is disheveled. So any buyer looking at

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2 that is going to naturally offer a much
3 lower price versus a property that looks
4 nicer, even if we have returning citizens
5 come over there and clean it up or
6 something. We need to do something like
7 that to make it look better.

8 COMMISSIONER GREENWALD: We
9 actually coincidentally this morning, I
10 was in a meeting before this one, and we
11 actually discussed that, and actually we
12 will be sending crews out there for that
13 and then there was a water issue as well.
14 I don't know if you noticed that.

15 COUNCILMAN DOMB: I didn't see
16 the water. Thank you.

17 COMMISSIONER GREENWALD: That
18 was one too. So, yes, actually before we
19 came here, that was the meeting -- that
20 was what we discussed in the meeting
21 before that. So total agreement.

22 COUNCILMAN DOMB: Thank you.

23 Thank you, Mr. Chairman.

24 COUNCILMAN HENON: Thank you,
25 Councilman.

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2 Commissioner, did we go to
3 market on 46th and Market?

4 COMMISSIONER GREENWALD: We had
5 an RFQ out and now we have an RFP out on
6 the street right now. We just extended
7 the deadline until mid May to receive
8 proposals.

9 COUNCILMAN HENON: To mid May?
10 Okay. Great. I guess you could -- could
11 you inform myself so I can let the
12 Committee know when the proposal -- when
13 you select somebody, because you're going
14 to have to come back --

15 COMMISSIONER GREENWALD: Sure.
16 We're actually working a lot with
17 Councilwoman Blackwell's office since
18 it's in her district to actually go over
19 whatever proposals we have. So, like I
20 said, we don't have any of the final ones
21 yet.

22 COUNCILMAN HENON: I'm not
23 concerned with the proposals. Timeline
24 and make sure that the protocols and
25 people are just informed what's going on

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2 and we're asking questions on this
3 Committee. So I appreciate it.

4 The Chair recognizes that we
5 are also joined by Councilman Jones, who
6 smells like he just came off of the
7 river. He was rowing, because he is
8 rowing for charity.

9 COMMISSIONER GREENWALD: Was
10 that a compliment?

11 COUNCILMAN HENON: It is a
12 compliment.

13 COUNCILMAN JONES: He said I
14 smelled like the river?

15 COMMISSIONER GREENWALD: He did
16 just say that.

17 COUNCILMAN JONES: He's a rower
18 as well.

19 So I know I'm late. However,
20 how close are we -- this is in
21 Councilwoman Blackwell's district.
22 However, most of the constituents we
23 share, some in the Third, some in the
24 Fourth, and it is -- first of all, let me
25 thank you in advance for trying to get us

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2 there as quickly as possible. And are we
3 close to opening?

4 COMMISSIONER GREENWALD: For
5 4601, for Market? We're actually -- we
6 are just receiving the proposals. Mid
7 May our proposals are due for the RFP.

8 COUNCILMAN JONES: And so of
9 those in the RFP, have you looked at any
10 of the uses that they're proposing?

11 COMMISSIONER GREENWALD: Yes.
12 That's part of the review process.

13 COUNCILMAN JONES: Housing or
14 commercial, mixed-use?

15 COMMISSIONER GREENWALD: Yeah.
16 Mixed-use is what we've gotten from both
17 proposals. It was short-listed. So we
18 received some proposals and we
19 short-listed two or three. Three.

20 COUNCILMAN JONES: Okay.

21 Thank you, Mr. Chair.

22 COUNCILMAN HENON: Thank you,
23 Councilman.

24 And I do want to thank the
25 sponsor of this bill for codifying the

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2 due diligence responsibility for our city
3 to have and hold two appraisals for each
4 of its properties that we're about to
5 acquire and/or lease out. So,
6 Councilman, thank you for your expertise
7 and knowledge.

8 Is there anyone else that
9 wishes to testify here or on the
10 Committee on Bill No. 180011?

11 The Chair recognizes Councilman
12 Domb.

13 COUNCILMAN DOMB: Thank you,
14 Mr. Chairman.

15 Just a comment on 46th and
16 Market, because that's going to be a big
17 story when we sell it.

18 COMMISSIONER GREENWALD: Yes.

19 COUNCILMAN DOMB: Because of
20 the amount of money we have in it
21 compared to the price we're going to sell
22 it for. So in that light, we need to not
23 only just clean up the property, we
24 should ask the Streets Department to make
25 sure those streets look great around

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2 there. We talked to SEPTA last week
3 about that station, making it look
4 pristine and doing whatever we can.

5 When you're selling real
6 estate, you want it to look as nice as
7 possible. That's why people even stage
8 homes. So, I mean, you want it to look
9 phenomenally well, that whole property
10 and the area, so we'll get the maximum
11 price.

12 Do you have any idea -- or I
13 guess you can't really answer that
14 question, but have we talked to an
15 appraiser -- I'm pretty sure we have --
16 about what the highest and best use could
17 be for that property?

18 COMMISSIONER GREENWALD: Yes.
19 We've talked to an appraiser, and we
20 could share with you if you would like to
21 see.

22 COUNCILMAN DOMB: All right.
23 Thank you. Thank you very much.

24 Thank you, Mr. Chairman.

25 COUNCILMAN HENON: Thank you.

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2 Is there anyone here that
3 wishes to testify on this bill, 180011?
4 (No response.)

5 COUNCILMAN HENON: That being
6 none, Commissioner, would you like to
7 provide testimony on 180104.

8 COMMISSIONER GREENWALD: Good
9 morning, Chairman Henon and other members
10 of the Committee on Public Property and
11 Public Works. My name is Bridget
12 Collins-Greenwald and I am the
13 Commissioner of the Department of Public
14 Property. I am here today to testify in
15 support of Bill No. 180104, an ordinance
16 authorizing the Commissioner of Public
17 Property, on behalf of the City of
18 Philadelphia, to convey certain parcels
19 of land located in the area bounded by
20 130 West Westmoreland Street for
21 conveyance, all under certain terms and
22 conditions.

23 White Car, LLC will develop and
24 manage a parking lot that will offer
25 convenience for the neighborhood and

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2 collective new businesses being developed
3 in the vicinity. With Councilwoman
4 Quinones-Sanchez's support, the residents
5 of this neighborhood will benefit by not
6 causing overcrowding and accessibility
7 for those in need of utilizing business
8 services.

9 The Department of Public
10 Property supports this measure and,
11 accordingly, I respectfully ask that City
12 Council approve Bill No. 180104.

13 I am requesting a suspension of
14 all rules so as to allow for the first
15 reading at the next session of Council.

16 Thank you. I will be happy to
17 answer any questions you may have.

18 COUNCILMAN HENON: Thank you,
19 Commissioner.

20 Does anybody on the Committee
21 wish to have any questions on Bill No.
22 180104?

23 Councilman Domb.

24 COUNCILMAN DOMB: Thank you,
25 Mr. Chairman.

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2 I just want to make sure I
3 understand what this is. Could you
4 explain to me what's happening here?

5 COMMISSIONER GREENWALD: It
6 goes in conjunction with the following
7 bill that I'm going to testify for. So
8 this parcel was formerly occupied by the
9 24th and 25th Police District before we
10 moved it probably about 16, 17 years ago.
11 PIDC has been marketing this site
12 probably since about that time. Every
13 time we got pretty close to a deal,
14 something seemed to happen.

15 So the Councilwoman has
16 actually done some outreach too to get
17 some support for the neighborhood in the
18 form of putting a supermarket there and
19 an urgent care. So the next bill you'll
20 hear me talk about that. So this piece
21 is for the parking that goes with that
22 supermarket and urgent care.

23 COUNCILMAN DOMB: Okay. Thank
24 you very much.

25 Thank you, Mr. Chairman.

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2 COUNCILMAN HENON: Anyone else
3 on the Committee that wishes to testify
4 on that bill?

5 (No response.)

6 COUNCILMAN HENON: Anyone else
7 here that's joining us today that wishes
8 to testify on Bill No. 180104?

9 (No response.)

10 COUNCILMAN HENON: That being
11 none, Commissioner, can you offer
12 testimony on 180105.

13 COMMISSIONER GREENWALD: Good
14 morning, Chairman Henon and other members
15 of the Committee on Public Property and
16 Public Works. My name is Bridget
17 Collins-Greenwald. I am the Commissioner
18 of the Department of Public Property. I
19 am here today to testify in support of
20 Bill No. 180105, an ordinance authorizing
21 the Commissioner of Public Property, on
22 behalf of the City of Philadelphia, to
23 convey all the parcels of land located in
24 the area bounded by 3300 North Front
25 Street for conveyance.

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2 White Car, LLC proposes a
3 development plan to secure a supermarket
4 and/or an urgent care facility to assist
5 with the basic needs of the expanding
6 neighborhood. With Councilwoman
7 Quinones-Sanchez's support, the residents
8 of this neighborhood will have access to
9 the growing demands of the community.

10 The Department of Public
11 Property supports this measure and,
12 accordingly, I respectfully ask that City
13 Council approve Bill No. 180105.

14 I am requesting a suspension of
15 all rules so as to allow for the first
16 reading at the next session of Council.

17 Thank you. I will answer any
18 questions you may have.

19 COUNCILMAN HENON: Thank you.

20 Anybody on the Committee -- the
21 Chair recognizes Councilman Domb.

22 COUNCILMAN DOMB: Thank you,
23 Mr. Chairman.

24 I just want to make sure I
25 understand this. We're conveying the

1 4/30/18 - PUBLIC PROPERTY - BILL 171084, ETC.

2 property to White Car?

3 COMMISSIONER GREENWALD: White
4 Car, LLC. So not White Car the --

5 COUNCILMAN DOMB: But they are
6 then saying they're proposing a
7 development plan.

8 COMMISSIONER GREENWALD: Yes.

9 COUNCILMAN DOMB: So are we
10 transferring this property for free?

11 COMMISSIONER GREENWALD: No,
12 no, no.

13 COUNCILMAN DOMB: They're
14 paying for it?

15 COMMISSIONER GREENWALD: And we
16 have appraised values for both and
17 actually exceeded those values. So one
18 is \$200,000 and the other one is 185.

19 COUNCILMAN DOMB: What happens
20 if their proposed plan isn't feasible?

21 COMMISSIONER GREENWALD: So in
22 the deed we would have that you would
23 have to have -- it's kind of like a
24 redeveloper's agreement, but it's a
25 little different for us, but we put

1 4/30/18 - PUBLIC PROPERTY - BILL 171084, ETC.

2 something in there stating this is what
3 you need to do.

4 COUNCILMAN DOMB: So it's
5 restricted in the deed?

6 COMMISSIONER GREENWALD: Yeah.
7 It has like a clawback.

8 COUNCILMAN DOMB: So if they
9 can't do the development, do we have to
10 give them back the money?

11 COMMISSIONER GREENWALD:
12 Depending how it is written, no. So we
13 would hold onto certain pieces of it and
14 then it would go back to them. If they
15 got to the point where they couldn't do
16 anything, there would be -- like there's
17 certain percentages that we keep and then
18 there's certain that go back, like a
19 deposit of sorts.

20 COUNCILMAN DOMB: Okay. And
21 does White Car, LLC own other properties
22 in that area?

23 COMMISSIONER GREENWALD: That I
24 am not sure.

25 Dominique has been dealing with

1 4/30/18 - PUBLIC PROPERTY - BILL 171084, ETC.

2 it on this one, so we'll let her respond.

3 DEPUTY COMMISSIONER CASIMIR:

4 My name is Dominique Casimir with Public
5 Property.

6 White Car is a developer in the
7 area. It's trusted by the Councilwoman,
8 has been seeking sites, more so
9 minor-scale developments and mixed-use
10 community developments in that area.

11 COUNCILMAN DOMB: And have we
12 looked at their track record?

13 DEPUTY COMMISSIONER CASIMIR: I
14 think you can -- the Councilwoman has.

15 COUNCILMAN DOMB: I'm just
16 asking the question so we know what we're
17 getting into. Okay. Thank you.

18 Thank you, Mr. Chairman.

19 COUNCILMAN HENON: Anyone else
20 on the Committee that wishes to speak on
21 Bill No. 180105?

22 (No response.)

23 COUNCILMAN HENON: Anyone else
24 here today who wishes to speak on Bill
25 No. 180105?

1 4/30/18 - PUBLIC PROPERTY - BILL 171084, ETC.

2 (No response.)

3 COUNCILMAN HENON: That being
4 none, Commissioner, could you please
5 provide testimony on Bill No. 180106.

6 COMMISSIONER GREENWALD: Good
7 morning, Chairman Henon and other members
8 of the Committee on Public Property and
9 Public Works. My name is Bridget
10 Collins-Greenwald. I am the Commissioner
11 of the Department of Public Property. I
12 am here today to testify in support of
13 Bill No. 180106, an ordinance authorizing
14 the Commissioner of Public Property, on
15 behalf of the City of Philadelphia, to
16 enter into a lease agreement with Spring
17 Del Associates, LP, for use by the City
18 of the premises located at 520 North
19 Delaware Avenue, under certain terms and
20 conditions.

21 The Voters Commission will use
22 this location -- the City Commissioners
23 will use this location for
24 administrative, storage, and hearings.
25 The City recommends the property at 520

1 4/30/18 - PUBLIC PROPERTY - BILL 171084, ETC.

2 North Delaware Avenue for renewal of this
3 location. The renewal lease for the
4 property will commence no later than
5 August 1st, 2018 for a term of five
6 years, under certain terms and
7 conditions.

8 The Department of Public
9 Property supports this measure and,
10 accordingly, I respectfully ask that City
11 Council approve Bill No. 180106.

12 I am requesting a suspension of
13 all rules so as to allow for the first
14 reading at the next session of Council.

15 Thank you. I will be happy to
16 answer any questions that you may have.

17 COUNCILMAN HENON: Thank you.

18 Anyone else on the Committee
19 like to speak on Bill No. 180106?

20 The Chair recognizes Councilman
21 Domb.

22 COUNCILMAN DOMB: Thank you,
23 Mr. Chairman.

24 Just a quick question. How
25 many square feet is this lease for?

1 4/30/18 - PUBLIC PROPERTY - BILL 171084, ETC.

2 COMMISSIONER GREENWALD: This
3 is for 39,000 square feet.

4 COUNCILMAN DOMB: And what's
5 the rent per foot?

6 COMMISSIONER GREENWALD: 14.10
7 is the rent.

8 COUNCILMAN DOMB: Is that
9 triple net or is that all inclusive?

10 COMMISSIONER GREENWALD: This
11 is -- wait. That's the base rent. I'm
12 sorry. All in is 16.49.

13 COUNCILMAN DOMB: That's all in
14 with all the triple nets and taxes?

15 COMMISSIONER GREENWALD: Yeah.
16 And then we have TI for \$10 a square
17 foot. We went into this lease for five
18 years --

19 COUNCILMAN DOMB: \$10 a square
20 foot for a five-year lease?

21 COMMISSIONER GREENWALD: Yeah.

22 COUNCILMAN DOMB: That's not
23 the norm. The norm is \$3 to \$4 a foot.

24 COMMISSIONER GREENWALD: Yes.
25 We do understand that. We're --

1 4/30/18 - PUBLIC PROPERTY - BILL 171084, ETC.

2 COUNCILMAN DOMB: Per year, by
3 the way.

4 COMMISSIONER GREENWALD: We're
5 in this facility right now in
6 anticipation of the new voter machines
7 coming online by the time we would get
8 out of this building. So there was some
9 considerations made with not having to
10 move the machines that exist out now.

11 COUNCILMAN DOMB: So doing the
12 quick math, is this lease like \$600,000 a
13 year, all in?

14 COMMISSIONER GREENWALD: No.
15 It should be a little less than that.

16 COUNCILMAN DOMB: 16 times
17 40,000 square feet, 640.

18 COMMISSIONER GREENWALD: Yeah;
19 a little bit less than that.

20 COUNCILMAN DOMB: 630 maybe.
21 So is this efficient? Because I've been
22 down there and it's like empty. Okay?
23 It's like not a lot of people there and
24 it's a lot of space. My question is,
25 have we had a space planner come in and

1 4/30/18 - PUBLIC PROPERTY - BILL 171084, ETC.

2 look at this and see if we really need
3 39,000 square feet?

4 COMMISSIONER GREENWALD: We
5 actually have had a space planner come in
6 and made suggestions on how to
7 consolidate all of the space, including
8 the warehouse space, the staffing space
9 and whatnot. So when the new voting
10 machines come online, that space plan
11 will be incorporated with that purchase.

12 COUNCILMAN DOMB: But if that's
13 the case, we're locking into a five-year
14 lease now. Why don't we lock into a
15 shorter lease so we can put that space
16 plan in effect?

17 COMMISSIONER GREENWALD: That's
18 when they're coming online. They
19 anticipate they'll come online right
20 around the time of that, and then the new
21 election is coming up. So the upcoming
22 elections and the timing of the new
23 voting machines is what made us go into
24 the five-year lease, and we figured that
25 would coincide nicely and then --

1 4/30/18 - PUBLIC PROPERTY - BILL 171084, ETC.

2 COUNCILMAN DOMB: So it's going
3 to take us five years to get our space
4 organized?

5 COMMISSIONER GREENWALD: I
6 think it will take us five years to move
7 everything. So to have the new voting
8 machines. It doesn't make sense to move
9 the existing ones anywhere else, because
10 of the -- you've been there. You've seen
11 the size of them.

12 COUNCILMAN DOMB: But my point
13 is that there's a lot of waste of space
14 there. I see it. And I think we can be
15 more efficient, not just there but across
16 the board, and in a time when we're
17 looking to raise taxes on people, there's
18 lots of areas of this government where we
19 could be a lot more efficient, and I've
20 seen it. This is just one small area out
21 of a thousand, but I think we should
22 really act as if it's our own money and
23 figure out how we can cut down the square
24 footage. I realize it's going through
25 the process. I just need -- I'm trying

1 4/30/18 - PUBLIC PROPERTY - BILL 171084, ETC.

2 to get the thought process changed in how
3 we think about things.

4 COMMISSIONER GREENWALD: We've
5 actually already commissioned the space
6 planning process for this, and I agree
7 that it will probably pan out a
8 different --

9 COUNCILMAN DOMB: Has this
10 space plan been completed?

11 COMMISSIONER GREENWALD: We
12 have an older one that we did. It
13 actually pre-dated my time here. So
14 probably about 2010, I believe, to
15 consolidate all this. And then I think
16 the thinking was back then there were all
17 these new voting machines on the horizon
18 and it keeps getting pushed back, but now
19 that it seems like they're actually --
20 that is, from what I understand, coming
21 to fruition, that I think we would just
22 have to dust off the plan and look at it
23 a little bit, not go through the whole
24 entire planning process again, but dust
25 off the one we have.

1 4/30/18 - PUBLIC PROPERTY - BILL 171084, ETC.

2 COUNCILMAN DOMB: Okay. Thank
3 you very much.

4 Thank you, Mr. Chairman.

5 COUNCILMAN HENON: Thank you,
6 Councilman.

7 Anyone else on the Committee
8 that wishes to speak on Bill No. 180106?

9 (No response.)

10 COUNCILMAN HENON: Anyone here
11 today wish to testify on Bill No. 180106?

12 (No response.)

13 COUNCILMAN HENON: That being
14 said, Commissioner, could you please
15 provide testimony on 180177, please.

16 COMMISSIONER GREENWALD: Sure.
17 Good morning, Chairman Henon and other
18 members of the Committee on Public
19 Property and Public Works. My name is
20 Bridget Collins-Greenwald and I am the
21 Commissioner of the Department of Public
22 Property. I am here today to testify in
23 support of Bill No. 180177, an ordinance
24 authorizing the Commissioner of Public
25 Property, on behalf of the City of

1 4/30/18 - PUBLIC PROPERTY - BILL 171084, ETC.

2 Philadelphia, to enter into a lease
3 agreement with the Roxborough Development
4 Corporation for use by the City of the
5 premises located at 463-65 Leverington,
6 under certain terms and conditions.

7 This location is used as a
8 parking facility. The City recommends
9 the property at 463-65 Leverington for
10 renewal at this location. The renewal
11 lease for the property will commence no
12 later than August 1st, 2018 for a term of
13 15 years, under certain terms and
14 conditions.

15 The Department of Public
16 Property supports this measure and,
17 accordingly, I respectfully ask that City
18 Council approve Bill No. 180177.

19 I am requesting a suspension of
20 all rules so as to allow for the first
21 reading at the next session of Council.

22 Thank you. I will be happy to
23 answer any questions you may have.

24 COUNCILMAN HENON: Thank you
25 for your testimony.

1 4/30/18 - PUBLIC PROPERTY - BILL 171084, ETC.

2 Anyone on the Committee wish to
3 speak on Bill No. 180177?

4 The Chair recognizes Councilman
5 Domb.

6 COUNCILMAN DOMB: Thank you,
7 Mr. Chairman.

8 I just want to understand this.
9 We're renting a parking lot basically?

10 COMMISSIONER GREENWALD: We're
11 going to lease this parking lot back to
12 the Development Corporation. The
13 Development Corporation currently does
14 maintain the parking lot and leases it
15 from us. This is a renewal of the
16 existing lease. It's a community-based
17 lot. So they use it to collect the
18 overflow of parking. From what I
19 understand, there's not a lot of parking
20 in that area, so this is something that
21 Councilman Jones had proposed to continue
22 with this lease so this corporation --
23 and they are a good partner. They
24 maintain everything and we don't actually
25 get too involved.

1 4/30/18 - PUBLIC PROPERTY - BILL 171084, ETC.

2 COUNCILMAN DOMB: What is the
3 lease payment amount?

4 COMMISSIONER GREENWALD: It's
5 \$150 a year for 15 years. It's nominal.

6 COUNCILMAN DOMB: \$150.

7 COMMISSIONER GREENWALD: It's a
8 nominal lease, yes.

9 COUNCILMAN DOMB: I have no
10 further questions. Thank you.

11 Thank you, Mr. Chairman.

12 COUNCILMAN HENON: The Chair
13 recognizes Councilman Jones.

14 COUNCILMAN JONES: One thing my
15 colleague can do is count. So let me
16 explain the benefit of it. There are
17 over 100 commercial corridors in the City
18 of Philadelphia. In this particular one,
19 parking is a premium in and out, trying
20 to get people, and particularly long-term
21 employees that stay, a place to park so
22 you free up the parking at the meters.

23 We have a strategic partnership
24 with the business association up there.
25 They do events like HarvestFest. They

1 4/30/18 - PUBLIC PROPERTY - BILL 171084, ETC.

2 are a strategic -- but for them, we would
3 not have a cleaning crew. But for them,
4 we wouldn't have maintenance. So this is
5 almost like a fundraiser that we as a
6 city don't have to do a direct
7 appropriation for. And we've put a
8 couple of improvements in there to make
9 sure that it's well lit and safe, and we
10 hope that they continue to grow, and
11 without a lot of vacancies on the
12 corridor, it brings a lot of revenue into
13 the City.

14 Thank you, Mr. Chairman.

15 COUNCILMAN HENON: Thank you,
16 Councilman.

17 And for the record, we have
18 written testimony in support of Bill No.
19 180177 from James Harry Calamia,
20 Roxborough Development Corporation, which
21 has been provided to all members of this
22 Committee.

23 Is there anyone else on the
24 Committee that wishes to ask any other
25 questions on Bill No. 180177?

1 4/30/18 - PUBLIC PROPERTY - BILL 171084, ETC.

2 (No response.)

3 COUNCILMAN HENON: Anyone else
4 here today who is joining us that wishes
5 to testify on 180177?

6 (No response.)

7 COUNCILMAN HENON: That being
8 said, Commissioner, could you provide
9 testimony for 180239, please.

10 COMMISSIONER GREENWALD: Sure.
11 Good morning, Chairman Henon and other
12 members of the Committee on Public
13 Property and Public Works. My name is
14 Bridget Collins-Greenwald and I am the
15 Commissioner of the Department of Public
16 Property. I am here today to testify in
17 support of Bill No. 180239, an ordinance
18 authorizing the Commissioner of Public
19 Property, on behalf of the City of
20 Philadelphia, to acquire fee simple title
21 to all or a portion of a parcel of land
22 located in and about the area bounded by
23 Norwitch Drive, 67th Street, Essington
24 Avenue, and 70th Street, all under
25 certain terms and conditions.

1 4/30/18 - PUBLIC PROPERTY - BILL 171084, ETC.

2 The City will use this facility
3 for the use of Fleet Services. The site
4 encompasses all needs and accommodations
5 for this use.

6 The Department of Public
7 Property supports this measure and,
8 accordingly, I respectfully ask that City
9 Council approve Bill No. 180239.

10 I am requesting a suspension of
11 all rules so as to allow for the first
12 reading at the next session of Council.

13 Thank you. I will be happy to
14 answer any questions you may have.

15 COUNCILMAN HENON: Thank you,
16 Commissioner.

17 The Chair recognizes Councilman
18 Domb.

19 COUNCILMAN DOMB: Thank you,
20 Mr. Chairman.

21 How big is this parcel?

22 COMMISSIONER GREENWALD: This
23 parcel is almost 23,000 square feet.

24 COUNCILMAN DOMB: And was this
25 appraised?

1 4/30/18 - PUBLIC PROPERTY - BILL 171084, ETC.

2 COMMISSIONER GREENWALD: Yes.

3 COUNCILMAN DOMB: And the
4 appraisal came in --

5 COMMISSIONER GREENWALD: I'm
6 sorry. I'm sorry. The parcel is 2.97
7 acres. I'm looking at something else.
8 Sorry about that.

9 COUNCILMAN DOMB: 2.97, that's
10 a little better. 2.97 acres. And the
11 appraisal justified the \$3.5 million
12 price?

13 COMMISSIONER GREENWALD: It did
14 actually, yes. It did, and it's actually
15 in almost complete move-in condition for
16 an auto body shop for Fleet Management
17 and will allow us to sell the existing
18 Fleet Management property at 11th and
19 Reed.

20 COUNCILMAN DOMB: What do you
21 think that will sell for?

22 COMMISSIONER GREENWALD: About
23 10 to 12 million is the current
24 appraisal.

25 COUNCILMAN DOMB: Could we get

1 4/30/18 - PUBLIC PROPERTY - BILL 171084, ETC.

2 an appraisal on that before we sell it?

3 COMMISSIONER GREENWALD: Yes.

4 We have an appraisal and we have an
5 appraisal on this place.

6 COUNCILMAN DOMB: So that means
7 you're going to have a surplus of \$7
8 million?

9 COMMISSIONER GREENWALD: We
10 will have a surplus. So if you remember,
11 last session we have a lease, a very
12 nominal lease, for the OIT group to move
13 out and then this piece should be it and
14 then we're actually renovating the
15 existing police station that's there, the
16 L&I station that's there, Streets
17 Department Survey Unit and Highway Unit
18 that's there, and then there's a fire
19 station. So when this goes out for RFP,
20 you're going to see the option to take
21 the whole parcel and completely rebuild
22 it at the fire station or to carve that
23 piece out. So we have to wait to see
24 what the market will bear on that.

25 COUNCILMAN DOMB: Okay. Thank

1 4/30/18 - PUBLIC PROPERTY - BILL 171084, ETC.

2 you very much.

3 Thank you, Mr. Chairman.

4 COUNCILMAN HENON:

5 Commissioner, you mentioned OIT. Is this
6 some of the shared space that OIT is
7 going to be vacating at 11th and Reed?

8 COMMISSIONER GREENWALD: Yes.

9 Yes. That's their communications group.
10 So they have all the equipment there and
11 things like that. So they are going to
12 be moving as well. So then the building
13 will be empty.

14 COUNCILMAN HENON: Right. Is
15 OIT splitting their space -- or not
16 splitting their space. So when OIT
17 leaves 11th and Reed, will they be going
18 to multiple locations or is this going to
19 be the primary location?

20 COMMISSIONER GREENWALD:

21 They're going to Lindbergh Boulevard.
22 That was last session. That was last
23 session you guys approved that bill. I
24 couldn't think of the address. Sorry.

25 COUNCILMAN HENON: So what's

1 4/30/18 - PUBLIC PROPERTY - BILL 171084, ETC.

2 different with OIT --

3 COMMISSIONER GREENWALD: And
4 actually their space we downsized quite a
5 bit.

6 COUNCILMAN HENON: I know you
7 have.

8 COUNCILMAN JONES: Is there a
9 reason -- I'm sorry, Mr. Chairman. May
10 I?

11 Is there a reason why they're
12 downsizing?

13 COMMISSIONER GREENWALD: It's
14 old warehouse space, and just for
15 efficiency purposes, it was the
16 Communications Unit, which actually used
17 to be under Public Property years ago,
18 for those who were around back then that
19 remember that. It's old equipment that
20 was in there. So it's just really a lot
21 of cleanup of the space. So like what do
22 you actually need, what kind of equipment
23 do you need, and what's the staffing
24 levels look like. So it was a lot of
25 cleanup, I have to say.

1 4/30/18 - PUBLIC PROPERTY - BILL 171084, ETC.

2 COUNCILMAN JONES: Thank you,
3 Mr. Chairman.

4 COUNCILMAN HENON: Thank you.
5 Anyone else on the Committee
6 that wishes to make any comments?

7 (No response.)

8 COUNCILMAN HENON: Anyone else
9 here joining us today wish to testify on
10 Bill No. 180239?

11 (No response.)

12 COUNCILMAN HENON: That being
13 none, Commissioner, could you please
14 provide testimony for Bill No. 180350.

15 COMMISSIONER GREENWALD: Sure.
16 Good morning, Chairman Henon and other
17 members of the Committee on Public
18 Property and Public Works. My name is
19 Bridget Collins-Greenwald and I am the
20 Commissioner of the Department of Public
21 Property. I am here today to testify in
22 support of Bill No. 180350, an ordinance
23 authorizing the Commissioner of Public
24 Property, on behalf of the City of
25 Philadelphia, to acquire fee simple title

1 4/30/18 - PUBLIC PROPERTY - BILL 171084, ETC.

2 to all or a portion of a parcel of land
3 located in or about the area bounded by
4 Castor Avenue, Loretto Avenue, Elgin
5 Avenue, and Bleigh Avenue, all under
6 certain terms and conditions.

7 The City will use this facility
8 for the use of the 2nd Police District.

9 The site encompasses all needs and
10 accommodations for the use, providing the
11 adequate space requirements necessary.

12 The Department of Public
13 Property supports this measure and,
14 accordingly, I respectfully ask that City
15 Council approve Bill No. 180350.

16 I am requesting a suspension of
17 all rules so as to allow for the first
18 reading at the next session of Council.

19 Thank you. I will be happy to
20 answer any questions you may have.

21 COUNCILMAN HENON: Thank you,
22 Commissioner.

23 Comment, statement, being that
24 this is in the councilmanic district that
25 I represent now and a lot of activity

1 4/30/18 - PUBLIC PROPERTY - BILL 171084, ETC.

2 taking place with capital investments and
3 priorities and one being the co-location
4 and shared space between the 2nd District
5 and the 15th District. So this move and
6 this investment for public safety, what
7 does that do for the 15th Police
8 District, who also shares the
9 co-location?

10 COMMISSIONER GREENWALD: Sure.

11 It will allow -- so the staff of the 2nd
12 Police District will move into this new
13 facility, thus freeing up the whole
14 entire parcel on Harbison Avenue for the
15 15th Police District, who I guess as
16 everyone knows who has been there and has
17 heard testimony over the past probably
18 20-so years, is completely overcrowded.
19 It's the largest police district, covers
20 the largest amount of area, the 15th in
21 the City. We have a lot of plans to
22 completely renovate that facility, so
23 complete external renovations and then
24 internal. So once the 2nd Police
25 District moves out, we'll start on the

1 4/30/18 - PUBLIC PROPERTY - BILL 171084, ETC.

2 interior renovations on the 2nd Police
3 District side and kind of like just do a
4 swap and then do the other side and
5 actually adequately fit the space for the
6 employees of the 15th Police District,
7 because, as you know, you did a
8 walkthrough with us, they are literally
9 on top of each other in that district.

10 COUNCILMAN HENON: For the
11 record, I mean, the 15th -- and this
12 isn't always just about the 15th, because
13 we're taking about the 2nd right now,
14 right? So the 2nd and the 15th won't be
15 sharing cubicles, they won't be sharing
16 touchdown spaces, they'll have the
17 adequate and proper technology and
18 dignity and respect, a place that they
19 can go to work with. Instead of seeing
20 things online, now that we have Facebook,
21 right? Everything is online --

22 COMMISSIONER GREENWALD: Yes,
23 it is.

24 COUNCILMAN HENON: -- with
25 floods and Band-Aid fixes of the roofs.

1 4/30/18 - PUBLIC PROPERTY - BILL 171084, ETC.

2 I think the Controller has done multiple
3 reports on just deplorable conditions,
4 and Public Property has done the best
5 they could with the limited amount of
6 resources just kind of fixing up problems
7 as they occur, which you do, but this
8 really gives an opportunity, and I'm
9 excited about this, giving not only the
10 2nd District a little more -- I'm not
11 going to say room to work, but much, much
12 better working conditions, but it also
13 will alleviate a lot of congestion and
14 alleviate a lot of, I think, obstacles
15 for them to do their job safely and
16 efficiently as well as provide that same
17 kind of opportunity for the 15th Police
18 District.

19 COMMISSIONER GREENWALD:

20 Absolutely, yeah. And it will also put
21 the 2nd Police District in the 2nd Police
22 District.

23 COUNCILMAN HENON: Well, how
24 about that? You figure, it only took 16
25 years to come up with an option for the

1 4/30/18 - PUBLIC PROPERTY - BILL 171084, ETC.

2 24th and 25th that we heard earlier in
3 this hearing. I mean, these things don't
4 happen overnight.

5 COMMISSIONER GREENWALD: The
6 2nd Police District we've been -- I mean,
7 since I've been here, we've been looking
8 for an adequate facility within the 2nd
9 District boundaries, and we've come close
10 a few times and just hasn't happened. So
11 we're very excited about this one.

12 COUNCILMAN HENON: I like your
13 real estate division really trying to
14 look at opportunities when they present
15 themselves and jumping on them and
16 providing us with the information. So
17 good job with that.

18 The Chair recognizes Councilman
19 Domb.

20 COUNCILMAN DOMB: Thank you,
21 Mr. Chairman.

22 And I just had a couple
23 questions on this, which I think it's
24 great that we're doing this. But have we
25 looked at every possible new technology

1 4/30/18 - PUBLIC PROPERTY - BILL 171084, ETC.

2 that we can incorporate into these new
3 police headquarter buildings so that we
4 are state of the art up there and we are
5 above the curve of other cities? For
6 example, I'm sure it's going to
7 eventually come down to this. We have
8 tremendous overtime in the Police
9 Department when the police officers are
10 called in for court hearings. I think
11 New Jersey does like Skyping and so
12 forth. Have we thought about those types
13 of things coming down the road where we
14 can have areas of the police stations
15 where they could not have to come into
16 the core of the City but do their
17 testimony from their local areas?

18 COMMISSIONER GREENWALD: So
19 this is a bigger project than just Public
20 Property involved, but I know the MDO is
21 looking at all these various aspects of
22 what you're talking about. We would have
23 adequate space in this facility to do
24 something like that. We are working very
25 closely with the Police Department and

1 4/30/18 - PUBLIC PROPERTY - BILL 171084, ETC.

2 OIT on this and then MDO as they oversee
3 the Police Department. I know we're
4 looking at the overall strategies on this
5 whole court and court appearances and how
6 that works and whatnot.

7 So, yeah, we anticipate this
8 will be state of the art, as will the
9 15th, as will all the new ones that we
10 have coming online, 6th, 9th, 22nd, 15th,
11 2nd. They won't be as they are now.

12 COUNCILMAN DOMB: You wouldn't
13 know by chance what cities right now have
14 probably the most advanced technology for
15 their police departments?

16 COMMISSIONER GREENWALD: I do
17 not, but that is something I'm sure OIT
18 would work with when we're working with
19 them, and the Police Department has its
20 own OIT unit as well. So they work in
21 conjunction with us. I'm sure they know.
22 I don't personally know.

23 COUNCILMAN DOMB: I'm only
24 asking for general coordination, because
25 if we know what other cities are doing

1 4/30/18 - PUBLIC PROPERTY - BILL 171084, ETC.

2 and we can look and see if that's
3 something we may want to do, you and OIT
4 should come together and figure this out
5 so that we plan it so that we are like
6 the top versus bottom or middle.

7 COMMISSIONER GREENWALD: Got
8 it.

9 COUNCILMAN DOMB: Thank you.

10 Thank you, Mr. Chairman.

11 COUNCILMAN HENON: Thank you.

12 The Chair recognizes Councilman
13 Jones.

14 COUNCILMAN JONES: Just out of
15 curiosity, I love all my police
16 districts, the 5th, part of the 39th, but
17 the 19th is where most of my activity is.
18 Are they on the list anywhere?

19 COMMISSIONER GREENWALD: So the
20 master facilities plan that I've spoken
21 about, I guess, for the past two years, I
22 think we got the funding last fiscal
23 year. We're just wrapping that up.
24 We're actually going to be doing a
25 presentation for you guys. And it's

1 4/30/18 - PUBLIC PROPERTY - BILL 171084, ETC.

2 interesting, so based on facility
3 conditions, you can get a list, but also
4 based on expansion needs, like
5 demographics, things like that area, you
6 can look at does it make sense to
7 actually -- I'll say the 19th, for
8 example -- keep it where it is, does it
9 make sense to move it, and then those
10 decisions will be able to be made from
11 this tool.

12 So you guys should be seeing
13 this soon. You can absolutely have a
14 list of here are the ones that
15 facility-wise, condition-wise you could
16 put some investment into, but you might
17 have other factors you want to consider
18 as well.

19 COUNCILMAN JONES: I'll just
20 take the pumps replacement. You got Fred
21 Flintstones' first gas station at the
22 19th District. You got to kind of crank
23 it up. It's always broken.

24 Thank you.

25 COUNCILMAN HENON: That sounds

1 4/30/18 - PUBLIC PROPERTY - BILL 171084, ETC.

2 like a request to me, Commissioner, from
3 Councilman Jones.

4 COMMISSIONER GREENWALD: And
5 we'll go over all your data with you to
6 show by district what's going on.

7 COUNCILMAN HENON: And
8 hopefully -- and I'm sure that your new
9 asset database will really come into play
10 here and determine all the different
11 factors, and your space design I think
12 will make it a little easier moving
13 forward, because we invested a lot of
14 money into launching the program that you
15 guys are populating right now. So I'm
16 going --

17 COMMISSIONER GREENWALD: Sure.
18 It will be great guideposts for us to
19 make decisions, recommendations and you
20 guys make decisions as well.

21 COUNCILMAN HENON: So to
22 Councilman Domb's technology question, we
23 are investing a lot in our public safety,
24 not just our fire but our police. We're
25 spending or committed to \$100 million in

1 4/30/18 - PUBLIC PROPERTY - BILL 171084, ETC.

2 increasing in staffing and technology and
3 other resources with our Police
4 Department. So as they grow and fix, we
5 want to make sure that we have the
6 technology to support that growth in the
7 future.

8 The 15th and 2nd now as they
9 share or they co-locate, they do have --
10 I mean, it's dated, I'm sure, but they
11 have the CTV or video conferencing with
12 bail, with the bail commissioners. So, I
13 mean, I think they have like a you stand
14 on this little X on the spot on the
15 floor. So it certainly is dated, but
16 they do have a little bit of technology
17 to conference in via video for people
18 that they're holding in the district
19 proper and downtown before -- if anybody
20 needs to be transported. So hopefully
21 all that technology really kind of meshes
22 in with the future of OIT, because they
23 need the technology as well. So thank
24 you so much. Thank you for your line of
25 questioning.

1 4/30/18 - PUBLIC PROPERTY - BILL 171084, ETC.

2 Anyone else on the Committee
3 wish to testify on Bill No. 180350?

4 (No response.)

5 COUNCILMAN HENON: Anyone here
6 joining us today wish to testify on Bill
7 No. 180350?

8 (No response.)

9 COUNCILMAN HENON: Seeing none,
10 that will conclude our public hearing.
11 We will now go into our public meeting.

12 The Chair recognizes Councilman
13 Greenlee on a motion.

14 COUNCILMAN GREENLEE: Thank
15 you, Mr. Chairman. I move that Bill Nos.
16 171084, 180011, 180104, 180105, 180106,
17 180177, 180237, 180239, and 180350, those
18 bills be voted out of this Committee with
19 a favorable recommendation. Further, I
20 move that the rules of Council be
21 suspended so as to permit first reading
22 of these bills at our next session of
23 Council.

24 (Duly seconded.)

25 COUNCILMAN HENON: It has been

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1 4/30/18 - PUBLIC PROPERTY - BILL 171084, ETC.

2 moved and properly seconded.

3 All those in favor signify by
4 saying aye.

5 (Aye.)

6 COUNCILMAN HENON: Those
7 opposed?

8 (No response.)

9 COUNCILMAN HENON: The ayes
10 have it. Those bills just read into the
11 record will be reported out of Committee
12 with a favorable recommendation with a
13 rules suspension as to be heard at our
14 next Council session.

15 Thank you all for your
16 testimony, and thank you for joining us
17 here today.

18 This concludes the Committee on
19 Public Property and Public Works.

20 (Committee on Public Property
21 and Public Works concluded at 11:15 a.m.)

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CERTIFICATE

I HEREBY CERTIFY that the
proceedings, evidence and objections are
contained fully and accurately in the
stenographic notes taken by me upon the
foregoing matter, and that this is a true and
correct transcript of same.

MICHELE L. MURPHY
RPR-Notary Public

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